

INLAND WETLAND AND
WATERCOURSES AGENCY

CERTIFIED MAIL

December 8, 2015

Susan A. Hays, Esquire
Updike, Kelly & Spellacy, PC
100 Pearl Street
Hartford, CT 06103

ITEM NO. 20
FILE NO. 780

RECEIVED

DEC - 7 2015

TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 27 Park Road and 14 Ringgold Street - IWW #1041

Dear Attorney Hays:

At its regular meeting of Monday, December 7, 2015, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

27 Park Road and 14 Ringgold Street - Application (IWW #1041) of Center Development Corporation (Contract Purchaser/Developer) (Susan A. Hays, Attorney), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities in a wetland and/or watercourse and the upland review area. The applicant proposes to redevelop and reuse the existing primary building and construct a new residential building to house a total of 310 apartments and 36 residential living units along with the associated parking, site grading, drainage, and landscape improvements at property located at 27 Park Road and 14 Ringgold Street. (Submitted for IWWA receipt on November 5, 2015. Determined to be potentially significant and set for public hearing on December 7, 2015.)

After opening the public hearing and briefly reviewing the application, its related exhibits, and staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Maresca; Second/Seder) (Gillette seated for Ahern) to continue the public hearing until **Monday, January 4, 2016 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

You should plan to attend this meeting and be prepared to explain your proposal and also be ready to answer the questions of the Commission and those of the general public. Additionally, you are hereby advised that you are required to continue to post a sign on the subject premises giving notice of the public hearing.

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

cc: Ronald Van Winkle, Town Manager
Essie Labrot, Town Clerk
Subject IWW File

Mark McGovern, Director of Community Services
Department of Energy & Environmental Protection

U sd/TPZ/decisionletter/2015/APrkRd27_RinggoldSt14 Dec15



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West Hartford, CT

CERTIFIED MAIL

December 8, 2015

Susan A. Hays, Esquire
Updike, Kelly & Spellacy, PC
100 Pearl Street
Hartford, CT 06103

SUBJECT: 27 Park Road and 14 Ringgold Street - IWW #1040

Dear Attorney Hays:

At its regular meeting of Monday, December 7, 2015 the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

27 Park Road and 14 Ringgold Street - Application (IWW #1040) of Center Development Corporation (Contract Purchaser/Developer) (Susan A. Hays, Attorney) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford for property located at 27 Park Road and 14 Ringgold Street. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 5, 2015. Required public hearing scheduled for December 7, 2015.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the IWWA acted by unanimous vote (4-0) (Motion/Gillette; Second/Maresca)(Gillette seated for Ahern) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.
2. A mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town's Geographic Information System.

This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.



If you have any questions regarding this letter, please feel free to contact the Planning Division at 860.561.7555.

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
 Mark McGovern, Director of Community Services
 Essie Labrot, Town Clerk
 Todd Dumais, Town Planner
 Joseph O'Brien, Corporation Counsel
 Duane Martin, Town Engineer
 Brian McCarthy, Conservation and Environment Commission
 Department of Environmental Protection
 Subject IWW File

Shared/TPZ/decisionletter/2015/Park27_RinggoldSt14_Dec15